



The City of Coral Gables

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 4, 2010

VIA EMAIL AND CERTIFIED MAIL

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
ray.eubanks@dca.state.fl.us

**RE: Transmittal of the Adopted City of Coral Gables Comprehensive Plan Amendment
– Department of Community Affairs (DCA) No. 10-1.**

Dear Mr. Eubanks:

Please accept this letter and exhibits as satisfying Rule 9J-11, F.A.C., transmittal requirements for the submission of the adopted City of Coral Gables Comprehensive Plan Amendment referenced as DCA No. 10-1.

The Coral Gables City Commission on 09.28.2010 adopted the Comprehensive Plan Amendment – DCA No. 10-1 without revision from the proposed amendment package and no objections were raised by an affected party. The DCA on 09.03.2010 issued its Objections, Recommendation and Comments and “did not identify any objections.” Based upon these facts, the City of Coral Gables requests expedited publication of the Notice of Intent pursuant to Section 163.3184(8), Florida Statutes.

For your information, this amendment when adopted by the City included an accompanying Development Agreement (DA) between the City of Coral Gables and the University of Miami. This DA was adopted pursuant to Section 163.3221-et-seq., Florida Statutes of which a copy was provided under separate cover to the DCA on 09.29.2010.

In accordance with Rule 9J-11.011 F.A.C., the City of Coral Gables includes and submits the following information:

1. One (1) paper copy and two (2) electronic copies of this entire package.

2. The City requests expedited publication of the Notice of Intent in the Miami Herald. Contact information: <http://www.miamiherald.com/place-an-ad>.
3. The Comprehensive Plan text and map amendment Ordinance No. 2010-29 is as follows:

“An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables Comprehensive Plan pursuant to large scale amendment procedures subject to ss. 163.3187, Florida Statutes, for the following Comprehensive Plan text and Comprehensive Plan Map amendments for the University of Miami, City of Coral Gables Campus, generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street, Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date; as follows:

- a. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled “Other Land Uses”, by re-naming “University” land use to “University Campus” land use, and adding the “University Campus Multi-Use Area”.*
- b. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled “Other Land Uses”, by increasing the maximum Floor Area Ratio (FAR) for “University” land use from 0.5 FAR to 0.7 FAR.*
- c. Amendment to the Future Land Use Map to change the land use designation of University owned properties located on Block 192, Riviera Section Part 14 from “Commercial Use, Low-Rise Intensity” to “University Campus” land use.*
- d. Amendment to Comprehensive Plan Policy MOB-2.2.1, to include the University of Miami campus and several contiguous properties outside the campus in the geographic description of the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA), including the area bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street.*
- e. Amendment to Comprehensive Plan MOB-2 Map, to graphically include the University of Miami campus and several contiguous properties outside of the campus into the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA).*
- f. Amendment to the Future Land Use Map to designate and graphically locate proposed “University Campus Multi-Use Area” along Ponce de Leon Boulevard, approximately bounded by Stanford Drive, Walsh Avenue and the University (Mahi) Waterway Canal.”*

The following information is provided as additional background:

- a. Copy of the 06.24.2010 Planning Department Staff report and associated Findings. See Exhibit A.
 - b. Underline and ~~strikeout~~ format of the adopted text changes, map changes and associated data and analysis to the Comprehensive Plan. See Exhibit B.
 - c. Adopted Future Land Use Map. See Exhibit C.
 - d. Adopted MOB-2 including the University within the GRID (City’s TCEA) referenced in above amendment “e”. See Exhibit D.
4. Executed Ordinance No. 2010-29 was adopted by the City Commission on 09.28.10. No additional changes were made to the adopted amendment that the DCA did not previously review nor were changes made after the DCA issued its ORC. See Exhibit E.

5. Citizen Courtesy Information List. No requests were made.
6. One (1) paper copy and electronic copy of the entire package is provided to the agencies referenced at the end of this letter.
7. The name, title, address, telephone and fax number of the local contact person is:

Mr. Eric Riel, Jr.
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If you have any questions or require any additional information, please do not hesitate to contact me at 305.460.5211 or eriel@coralgables.com.

Sincerely,



Eric Riel, Jr.
Planning Director

Exhibits:

- A. 06.24.2010 Planning Department Staff report and associated Findings.
- B. Comprehensive Plan Amendments.
- C. Adopted Future Land Use Map.
- D. Adopted Gables Redevelopment Infill District (GRID) Map.
- E. Executed Ordinance No. 2010-29.

cc:

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Charlie Siemon, Siemon & Larsen
Janet Gavarrete, UM, Campus Planning & Development

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